

MINUTES  
EAGLE MOUNTAIN CITY COUNCIL MEETING

July 15, 2014

**Work Session 4:00 p.m. Policy Session 7:00 p.m.**

Eagle Mountain City Council Chambers, 1650 East Stagecoach Run, Eagle Mountain, Utah 84005

**4:00 P.M. WORK SESSION – COUNCIL CHAMBERS**

ELECTED OFFICIALS PRESENT: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Melanie Lahman, Deputy City Recorder; David Mortensen, City Treasurer; Dave Norman, Public Works Director; Steve Mumford, Planning Director; Adam Ferre, Energy Dept. Director; Linda Peterson, Public Information Director; Rand Andrus, Fire Chief; Eric McDowell, Sheriff's Deputy.

Mayor Pengra called the meeting to order at 4:09 p.m.

1. CITY ADMINISTRATOR INFORMATION ITEMS – This is an opportunity for the City Administrator to provide information to the City Council. These items are for information and do not require action by the City Council.

A. Pony Express Days

Pony Express Days sponsorships for 2014 totaled \$7,300. Ticket and fee revenue totaled \$20,121.73. Total revenue, including sponsorships, tickets, and fees was \$27,421.73. Expenses totaled \$87,753.08. Included in the expenses total is \$2,384.63 of 2013 rodeo and derby expenses that weren't paid until fiscal year 2014. The expense total also includes \$63,400 that was paid for the rodeo by agreement with the Rodeo Committee. The net income/(loss) on the general ledger is -\$60,331.35. The adjusted net income/(loss), which includes \$29,799.96 of employee wages and benefits expense and removes the 2013 expenses, is -\$87,746.68. If the \$63,400 that was paid in behalf of the Rodeo Committee is not included in the calculation, the adjusted net income/(loss) would be -\$24,346.68. Discussion ensued clarifying employee costs for Pony Express Days.

2. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.

12. Valley View Plat C Bond Release

Councilmember Bradley asked why the Council approves bond releases if they have no input into the content. City Recorder Fionnuala Kofoed explained that the minutes of the vote create an official record of when subdivisions enter and exit if confirmation is needed in the future.

Public Works Director David Norman pointed out that a formal inspection is required before each bond release.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION – The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation and the

purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

**MOTION:** *Councilmember Burnham moved to adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation and the purchase, lease or exchange of real property, pursuant to Section 52-4-205(1) of the Utah Code, Annotated. Councilmember Steinkopf seconded the motion. Those voting aye: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

The meeting was adjourned at 5:31 p.m.

## **POLICY SESSION – CITY COUNCIL CHAMBERS**

ELECTED OFFICIALS PRESENT: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Melanie Lahman, Deputy City Recorder; David Mortensen, City Treasurer; Dave Norman, Public Works Director; Steve Mumford, Planning Director; Adam Ferre, Energy Dept. Director; Linda Peterson, Public Information Director; Rand Andrus, Fire Chief; Eric McDowell, Sheriff's Deputy.

### **4. CALL TO ORDER**

Mayor Pengra called the meeting to order at 7:05 p.m.

### **5. PLEDGE OF ALLEGIANCE**

Mayor Pengra led the Pledge of Allegiance.

### **6. INFORMATION ITEMS/UPCOMING EVENTS**

- **Fireworks Restrictions** – Please be aware that fireworks are restricted in several areas within Eagle Mountain City. Information on restricted areas is available on the City website, News section. These restrictions are in place for the safety of residents. Residents who choose to light fireworks in these areas are at risk of financial liability for any fires caused by fireworks. For the Pioneer Day holiday, discharge of fireworks is allowed July 21 – July 27. Acceptable hours are 11 a.m. to 11 p.m. with the curfew extended to midnight on July 24. Illegal fireworks are never allowed and may be confiscated by the Fire or Sheriff's Departments, with the potential of the users being cited.
- **Pioneer Crossing Extension Project** – UDOT has started work on a road extension of Pioneer Crossing to Cory B. Wride Memorial Hwy (formerly known as SR-73). Regular project updates will be posted on the City website, News section and shared via Twitter, Facebook, and email. Lane restrictions begin tonight on Redwood Road and will continue throughout the project.
- **TSSD Rate Increase** – The Timpanogos Special Service District, who provides wastewater service to the City's North Service Area (The Ranches), approved a rate increase of 13.8% recently. Because of this increase, the City Council on June 17 approved a change to the City's wastewater rate for The Ranches from a total of \$38 per month to \$41.14. Notices about this

change will be sent to residents in the next utility bill newsletter and shared via social media and email.

- **City Offices Closed** – The City offices and library will be closed Thursday, July 24 and Friday, July 25 for the Pioneer Day holiday. The library will also be closed on Saturday, July 26.
- **Seniors BBQ** – The Seniors will hold a Barbeque at the Nolan Park pavilion on Monday, July 28 at 5 p.m. Please bring a side dish to share.

7. **PUBLIC COMMENTS** – Time has been set aside for the public to express their ideas, concerns and comments.

Marianne Smith expressed concern over large fields near her property that have been plowed and are growing large tumbleweeds. She asked if there is any regulation to control this. She thanked the Council for all the road work that's been done lately and hoped to see more. She requested reflectors on the ends of road medians.

8. **CITY COUNCIL/MAYOR'S ITEMS** – Time has been set aside for the City Council and Mayor to make comments.

Councilmember Steinkopf

Councilmember Steinkopf was happy for the safe 4<sup>th</sup> of July and encouraged residents to celebrate Pioneer Day safely.

Councilmember Burnham

Councilmember Burnham asked people not to use dangerous fireworks.

Councilmember Ireland

No comment.

Councilmember Bradley

No comment.

Councilmember Westmoreland

No comment.

Mayor Pengra

Mayor Pengra said that things are moving forward with the proposed sale of the electric and gas utilities to Questar and SESD. Residents can get information from the Mayor's blog and Twitter account as it becomes available.

## **CONSENT AGENDA**

9. MINUTES

- A. June 17, 2014 – Regular City Council Meeting
- B. June 19, 2014 – Town Hall Special Meeting

10. CHANGE ORDER

- A. Pony Express Rotomill & Overlay – Morgan Asphalt

11. FINAL PAYMENT

- A. 2013 Electric Main Feeders and Gas Line – Niels Fugal Sons Company, LLC

12. BOND RELEASE – Into Warranty  
A. Valley View Ranch South, Plat C

**MOTION:** *Councilmember Burnham moved to approve the Consent Agenda. Councilmember Ireland seconded the motion. Those voting aye: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

## **SCHEDULED ITEMS**

### **PUBLIC HEARING**

13. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Amending the Oquirrh Mountain Master Development Plan.

This item was presented by Planning Director Steve Mumford. The proposed amendment to the Oquirrh Mountain Master Development Plan reduces the number of dwelling units from 417 to 346. The densities for the project range from 3.2 to 15 dwelling units per acre which was previously 3.7 to 13.7 dwelling units per acre. Tier IV development has been reduced from 3.5 to 2 acres. Tier III development has been reduced from 26.2 to 17 acres, and Tier II development has been increased to 45.1 acres from 36.2 acres. There is a minor reduction in open space from 54.5 to 53 acres.

*Mayor Pengra opened the public hearing at 7:23 p.m.*

Elise Erler, representing SITLA, stated that SITLA has sorted out some boundary issues with the applicant for Oquirrh Mountain. She felt it was wisely planned and encouraged the Council to approve the plan.

*Mayor Pengra closed the public hearing at 7:25 p.m.*

Councilmember Westmoreland appreciated the reduction in the density. Mayor Pengra said that the master development plan was previously approved. This action approves the master development agreement associated with the plan.

Councilmember Ireland pointed out that the items for approval at this meeting are the density in the bubble map.

**MOTION:** *Councilmember Ireland moved to adopt an ordinance of Eagle Mountain City, Utah amending the Oquirrh Mountain Master Development Plan, with the conditions of approval specified in the staff report. Councilmember Burnham seconded the motion. Those voting aye: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

### **Public Works & Fire**

1. Maximum cul-de-sac length is 500 feet. Make sure that the cul-de-sac in PA-11 is not too long.
2. UNIMPROVED OPEN SPACE. Unimproved open space shall not be dedicated/deeded to the City.
3. OPEN SPACE ACCESS. Access to the open space area on the hill shall be provided for

emergency purposes and maintenance.

4. ROAD GRADES. Road grades shall not exceed 10%.
5. OFF-SITE UTILITIES. The applicant shall work with the City Engineer on determining the best solution for the sewer issues. The details shall be included in the Amended Master Development Agreement.

**Planning**

6. ARCHITECTURAL DESIGNS/EXAMPLES. Specific pictures/renderings of buildings and architecture must be submitted as guidelines for development of different areas of the project. These designs shall be reviewed by the City Council and included as exhibits to the Amended Master Development Agreement.
7. COMMUNITY IMPROVEMENTS. \$208,400 must be included in the project as community improvements/amenities. The use of these funds must be designated in the Development Agreement.
8. BONUS DENSITY. The applicant must specify how they will meet the bonus density requirements.
9. HOA. Specific documentation for a strong Home Owner's Association must be included in the Amended Master Development Agreement.
10. SLOPES. Building/construction on slopes in excess of twenty-five (25%) percent is not permitted.
11. PARKS/OPEN SPACE PLANS. The park and open space plans that were submitted with the original Master Development Agreement must be included with the Amended Master Development Agreement as exhibits and should be substantially met in the actual design/construction.
12. EXTERNAL COMPATIBILITY. 20-foot setback to be added along the southern boundary. This 20-foot building setback is to include a 10-foot landscaped corridor on the applicant's plans and plats – to be one-half of a 20-foot corridor to be cooperatively planned with SITLA, which will provide both the other 10-foot landscaped portion of the corridor and the trail.
13. PETROGLYPHS. The petroglyphs shall be protected and preserved.
14. INTERNAL COMPATIBILITY. P9 to P11 (original plan, now areas PA-11, PA-9a, and PA-11B) compatibility to be resolved to Planning Staff's approval.

14. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Amending Chapter 15.25 of the Eagle Mountain City Municipal Code.

This item was presented by City Attorney Jeremy Cook. The proposed ordinance amends Chapter 15.25 of the Eagle Mountain City Municipal Code adding a permit requirement for earth products processing and storage.

The City allows developers to use material excavated on-site. There has never been a permit process. This permit formalizes the procedure and allows the City greater control over how developers use the excavated material.

**MOTION:** *Councilmember Burnham moved to adopt an ordinance of Eagle Mountain City, Utah amending Chapter 15.25 of the Eagle Mountain City Municipal Code Councilmember Steinkopf seconded the motion. Those voting aye: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

15. RESOLUTION – Consideration of a Resolution of Eagle Mountain City, Utah, Adopting the Pony Express Memorial Cemetery Rules and Regulations.

This item was presented by Recreation Director Brad Hickman. The proposed resolution adopts Rules and Regulations for the Pony Express Memorial Cemetery.

Mr. Hickman stated that the proposed rules and regulations represented the best practices City employees found while studying the rules and regulations governing other city cemeteries.

Councilmember Westmoreland said we was very impressed with how quickly and efficiently City staff and the Cemetery Board put this project together.

Ms. Kofoed stated that the City plans to obtain cemetery management software to record all burial records.

**MOTION:** *Councilmember Steinkopf moved to adopt a resolution of Eagle Mountain City, Utah, adopting the cemetery rules and regulations. Councilmember Westmoreland seconded the motion. Those voting aye: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

16. AGREEMENT – Consideration of an Interlocal Cooperation Agreement with the Utah County Sheriff's Office for Law Enforcement Services.

This item was presented by City Attorney Jeremy Cook. The City has been receiving law enforcement services from the Utah County Sheriff's Office under a 2008 contract which expired on June 30, 2014. The City and the County have adjusted the terms of the 2008 contract to add an additional deputy.

Councilmember Bradley felt that Eagle Mountain is a very safe community and commended Lt. McDowell for doing an excellent job with a staff that hasn't increased in seven years. He attended the memorial service for Sgt. Wride and was impressed with the sense of community among law enforcement professionals.

**MOTION:** *Councilmember Bradley moved to approve an Interlocal Cooperation Agreement with the Utah County Sheriff's Office for law enforcement services. Councilmember Steinkopf seconded the motion. Those voting aye: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

17. CITY COUNCIL/MAYOR'S BUSINESS – This time is set aside for the City Council's and Mayor's comments on City business.

Councilmember Steinkopf  
No comment.

Councilmember Burnham

Councilmember Burnham said that the Youth City Council will hold a meeting on Thursday at 4:30 p.m. to provide information on the upcoming Youth City Council election. She encouraged youth to get involved with the Council.

Councilmember Ireland

No comment.

Councilmember Westmoreland

No comment.

Councilmember Bradley

Councilmember Bradley expressed appreciation for community involvement. As liaison to the Planning Commission, he appreciated their service to the community.

Mayor Pengra

Mayor Pengra noted that the Youth City Council election will be held on August 12. For the benefit of members of the public who didn't attend Work Session, he invited Asst. City Administrator Paul Jerome to briefly recap the analysis of Pony Express Days presented by Mr. Mortensen at Work Session.

**MOTION:**        *Councilmember Burnham moved to adjourn the meeting at 7:43 p.m.  
Councilmember Ireland seconded the motion. Those voting aye: Adam Bradley,  
Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The  
motion passed with a unanimous vote.*



Engineering Division  
2545 North Pony Express Parkway  
Eagle Mountain City, Utah 84005  
(801) 789-6671

Tuesday, July 29, 2014

Mayor Christopher Pengra  
Eagle Mountain City  
1650 East Stage Coach Run  
Eagle Mountain City, UT 84005

**SUBJECT: Sunset Ridge plat A into warranty Bond Release**

Dear Mayor Pengra:

The above referenced subdivision has completed the all required improvements as of this date. With the approval of the installed infrastructure, we are recommending this subdivision begin the required one year warranty period. A reduced bond letter has been generated, reducing all bond items which have been completed. A warranty bond for the remaining warranty amount must be issued and maintained until released from the warranty period by the city.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Christopher T. Trusty, P.E.  
Engineering Director  
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder  
Chris Cozens, DAI





**BOND RELEASE REQUEST LETTER**  
Sunset Ridge plat A Bond

Engineering Division  
2545 North Pony Express Parkway  
Eagle Mountain City, Utah 84005  
(801) 789-8671

2nd Bond Release	
Reduced Bond Amount:	\$ 227,715.56
Previous Release Amount:	\$ 147,492.58
Amount to Release this Period:	\$ 7,037.02
Amount Remaining in Bond:	\$ 73,185.96

Bond Releases Summary	
#1	\$ 147,492.58
#2	\$ 7,037.02
#3	\$ -
#4	\$ -
<b>TOTAL</b>	<b>\$ 154,529.60</b>

7/30/2014

ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	QUANTITIES COMPLETED			MONIES RELEASED	
							Previous Period	This Period	% to date	This Period	To Date
<b>1</b>	<b>SITE PREP.</b>										
a	Mobilization	1	0.1	LS	\$5,000.00	\$500.00	0	0.05	100%	\$25.00	\$500.00
b	Clear & Grub	5816	581.6	CY	\$1.85	\$1,075.96	5,525	290.8	100%	\$53.80	\$1,075.96
<b>2</b>	<b>ROADWAY IMPROVEMENTS</b>										
a	Rough grading	3311	331.1	CY	\$1.85	\$612.54	3,145	165.55	100%	\$30.63	\$612.54
b	9" subbase	2861	286.1	TON	\$9.00	\$2,574.90	2,718	143.05	100%	\$128.75	\$2,574.90
c	3" asphalt w/6" road base	48383	12095.75	SF	\$1.20	\$14,514.90	45,964	0	95%	\$0.00	\$13,789.18
d	6" road base beneath curb & gutter	335	33.5	TON	\$9.00	\$301.50	318	16.75	100%	\$15.08	\$301.50
e	30" curb & gutter	3434	343.4	LF	\$16.00	\$5,494.40	3,262	171.7	100%	\$274.72	\$5,494.40
f	ADA ramps	10	10	EA	\$1,500.00	\$15,000.00	10	0.5	100%	\$750.00	\$15,000.00
g	4' sidewalk w/4" gravel base	3181	318.1	LF	\$16.00	\$50,896.00	3,022	159.05	100%	\$2,544.80	\$50,896.00
h	8' sidewalk w/4" gravel base	253	25.3	SF	\$30.00	\$7,590.00	240	12.65	100%	\$379.50	\$7,590.00
<b>3</b>	<b>CULINARY WATER</b>										
a	8 inch Water Main	1717	171.7	LF	\$20.00	\$3,434.00	1,631	85.85	100%	\$171.70	\$3,434.00
b	8 inch Gate Valve w/concrete collar	11	1.1	EA	\$1,200.00	\$1,320.00	10	0.55	100%	\$66.00	\$1,320.00
c	Connect to existing culinary water	2	0.2	EA	\$500.00	\$100.00	2	0.1	100%	\$5.00	\$100.00
d	Fire Hydrant w/valve	3	0.3	EA	\$3,000.00	\$900.00	3	0.15	100%	\$45.00	\$900.00
e	3/4 inch Water Service w/out meter	24	2.4	EA	\$800.00	\$1,920.00	23	1.2	100%	\$96.00	\$1,920.00
f	Imported pipe bedding	446	44.6	TON	\$12.00	\$535.20	424	22.3	100%	\$26.76	\$535.20
g	Imported trench backfill	670	67	TON	\$8.00	\$536.00	637	33.5	100%	\$26.80	\$536.00
<b>4</b>	<b>SEWER</b>										
a	8" Sewer Pipe main	2615	261.5	LF	\$28.00	\$7,322.00	2,484	130.75	100%	\$366.10	\$7,322.00
b	48" Sewer Manholes	10	1	EA	\$3,000.00	\$3,000.00	10	0.5	100%	\$150.00	\$3,000.00
c	4 inch Sewer Service	24	2.4	EA	\$1,000.00	\$2,400.00	23	1.2	100%	\$120.00	\$2,400.00
d	Connect to existing lift station	1	0.1	EA	\$600.00	\$60.00	1	0.05	100%	\$3.00	\$60.00
e	Imported pipe bedding	680	68	TON	\$12.00	\$816.00	646	34	100%	\$40.80	\$816.00
f	Imported trench backfill	2720	272	TON	\$8.00	\$2,176.00	2,584	136	100%	\$108.80	\$2,176.00
<b>5</b>	<b>STORM DRAIN</b>										
a	4" perforated ADS storm drain pipe	57	57	LF	\$12.00	\$684.00	54	2.85	100%	\$34.20	\$684.00
b	4" ADS storm drain pipe	14	14	LF	\$12.00	\$168.00	13	0.7	100%	\$8.40	\$168.00
c	12" RCP storm drain pipe	307	30.7	LF	\$25.00	\$767.50	292	15.35	100%	\$38.38	\$767.50
d	15" RCP storm drain pipe	939	93.9	LF	\$30.00	\$2,817.00	892	46.95	100%	\$140.85	\$2,817.00
e	18" RCP storm drain pipe	251	25.1	LF	\$35.00	\$878.50	238	12.55	100%	\$43.93	\$878.50
f	24" RCP storm drain pipe	128	12.8	LF	\$40.00	\$512.00	122	6.4	100%	\$25.60	\$512.00
g	30" RCP storm drain pipe	1141	114.1	LF	\$50.00	\$5,705.00	1,084	57.05	100%	\$285.25	\$5,705.00
h	36" RCP storm drain pipe	352	35.2	LF	\$60.00	\$2,112.00	334	17.6	100%	\$105.60	\$2,112.00
i	Remove 36" RCP pipe	166	166	LF	\$10.00	\$1,660.00	158	8.3	100%	\$83.00	\$1,660.00
j	Connect to existing manhole	4	4	EA	\$600.00	\$2,400.00	4	0.2	100%	\$120.00	\$2,400.00
k	Curb inlet box	7	0.7	EA	\$2,000.00	\$1,400.00	7	0.35	100%	\$70.00	\$1,400.00
l	Combo box	2	0.2	EA	\$5,000.00	\$1,000.00	2	0.1	100%	\$50.00	\$1,000.00
m	48" Storm Drain Manhole	5	0.5	EA	\$2,500.00	\$1,250.00	5	0.25	100%	\$62.50	\$1,250.00
n	60" Storm Drain Manhole	8	0.8	EA	\$3,000.00	\$2,400.00	8	0.4	100%	\$120.00	\$2,400.00
o	Cleanout box (in playground area)	2	2	EA	\$500.00	\$1,000.00	2	0.1	100%	\$50.00	\$1,000.00
p	Pre-fab end section	2	2	EA	\$500.00	\$1,000.00	2	0.1	100%	\$50.00	\$1,000.00
q	Detention pond earthwork	7630	763	CY	\$1.85	\$1,411.55	7,249	381.5	100%	\$70.58	\$1,411.55
r	Imported pipe bedding	1502	150.2	TON	\$12.00	\$1,802.40	1,427	75.1	100%	\$90.12	\$1,802.40
s	Imported trench backfill	1610	161	TON	\$8.00	\$1,288.00	1,530	80.5	100%	\$64.40	\$1,288.00
<b>6</b>	<b>MISC.</b>										
a	Street signs	8	8	EA	\$240.00	\$1,920.00	8	0.4	100%	\$96.00	\$1,920.00
<b>TOTAL REDUCED CONSTRUCTION COST</b>						<b>\$155,255.35</b>					
10% Bond Coverage Original Construction Cost Amount						\$72,460.21					
<b>TOTAL BOND AMOUNT:</b>						<b>\$227,715.56</b>					
							Released this Period		\$7,037.02		

*Christopher T. Trusty*  
Christopher T. Trusty P.E.  
Public Works Director

7/30/14  
Date

*Mack Straw*  
Mack Straw  
Eagle Mountain City Inspector

7/31/14  
Date



**BOND RELEASE REQUEST LETTER**  
Sunset Ridge Plat A

Energy Department  
2566 North Pony Express Parkway  
Eagle Mountain City, Utah 84006  
(801) 789-6684

Bond Release	
Original Bond Amount	\$146,300.00
Previous Release Amount:	\$0.00
Amount to Release this Period:	\$ 133,000.00
Amount Remaining in Bond	\$ 13,300.00

Bond Releases Summary	
#1	\$133,000.00
#2	\$ -
#3	\$ -
#4	\$ -
TOTAL	\$ 133,000.00

						QUANTITIES COMPLETED			MONIES RELEASED	
						Previous Period	This Period	% to date	This Period	To Date
1	Energy Onsite Utilities									
a	Power	1	LS	\$93,000.00	\$93,000.00	0	100	100%	\$93,000.00	\$93,000.00
b	Gas	1	LS	\$40,000.00	\$40,000.00	0	100	100%	\$40,000.00	\$40,000.00
TOTAL CONSTRUCTION COST					\$133,000.00					
10% Bond Coverage					\$13,300.00					
TOTAL BOND AMOUNT:					\$146,300.00	Released this Period			\$133,000.00	

*Adam Farre*  
Adam Farre  
Energy Director

Date

*Todd Lower*  
Todd Lower  
Energy Inspector

*2-27-2013*  
Date



Engineering Division  
2545 North Pony Express Parkway  
Eagle Mountain City, Utah 84005  
(801) 789-6671

Tuesday, July 29, 2014

Mayor Christopher Pengra  
Eagle Mountain City  
1650 East Stage Coach Run  
Eagle Mountain City, UT 84005

**SUBJECT: Evans Ranch plat B1 into warranty Bond Release**

Dear Mayor Pengra:

The above referenced subdivision has completed the all required improvements as of this date. With the approval of the installed infrastructure, we are recommending this subdivision begin the required one year warranty period. A reduced bond letter has been generated, reducing all bond items which have been completed. A warranty bond for the remaining warranty amount must be issued and maintained until released from the warranty period by the city.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Christopher T. Trusty, P.E.  
Engineering Director  
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder  
Chris Cozens, DAI



**BOND RELEASE REQUEST LETTER**  
Evans Ranch plat B1 Reduced Bond

Engineering Division  
2545 North Pony Express Parkway  
Eagle Mountain City, Utah 84005  
(801) 789-6671

1st Bond Release	
Original Bond Amount:	\$ 79,357.16
Previous Release Amount:	\$ -
Amount to Release this Period:	\$ 66,455.38
Amount Remaining in Bond:	\$ 12,901.78

Bond Releases Summary	
#1	\$ 66,455.38
#2	\$ -
#3	\$ -
#4	\$ -
<b>TOTAL</b>	<b>\$ 66,455.38</b>

7/29/2014

ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	QUANTITIES COMPLETED			MONIES RELEASED	
							Previous Period	This Period	% to date	This Period	To Date
<b>1</b>	<b>SITE PREP.</b>										
a	Mobilization	1	0.1	LS	\$3,000.00	\$300.00	0	1	100%	\$300.00	\$300.00
b	Clear & Grub	42548	4254.8	SF	\$0.05	\$212.74	0	42548	100%	\$212.74	\$212.74
<b>2</b>	<b>ROADWAY IMPROVEMENTS</b>										
a	Rough Grading	24864	2486.4	SF	\$0.10	\$248.64	0	24864	100%	\$248.64	\$248.64
b	Site Grading	1	0.1	LS	\$3,500.00	\$350.00	0	1	100%	\$350.00	\$350.00
c	Saw cut existing asphalt	888	888	LF	\$1.50	\$1,332.00	0	888	100%	\$1,332.00	\$1,332.00
d	3" asphalt	13500	13500	SF	\$1.05	\$14,175.00	0	13500	100%	\$14,175.00	\$14,175.00
e	9" of e-fill, under curb & gutter	850	880	TON	\$10.00	\$6,800.00	0	850	100%	\$6,800.00	\$6,800.00
f	6" Road base, under curb & gutter	555	444	TON	\$13.00	\$5,772.00	0	555	100%	\$5,772.00	\$5,772.00
g	30" Curb & Gutter	750	7.5	LF	\$12.00	\$90.00	0	750	100%	\$90.00	\$90.00
h	5' sidewalk with base	270	270	LF	\$15.00	\$4,050.00	0	270	100%	\$4,050.00	\$4,050.00
i	8' sidewalk trail with base	230	230	LF	\$24.00	\$5,520.00	0	230	100%	\$5,520.00	\$5,520.00
j	ADA ramps	2	2	EA	\$1,800.00	\$3,600.00	0	2	100%	\$3,600.00	\$3,600.00
k	Temporary turnaround	1	1	EA	\$2,500.00	\$2,500.00	0	1	100%	\$2,500.00	\$2,500.00
<b>3</b>	<b>CULINARY WATER</b>										
a	8" C900 water main	226	45.2	LF	\$20.00	\$904.00	0	226	100%	\$904.00	\$904.00
b	3/4" water service laterals w/o meter	3	0.3	EA	\$800.00	\$240.00	0	3	100%	\$240.00	\$240.00
c	2" blow off valve	1	0.1	EA	\$700.00	\$70.00	0	1	100%	\$70.00	\$70.00
d	Connect to existing	1	0.1	EA	\$1,000.00	\$100.00	0	1	100%	\$100.00	\$100.00
e	Imported pipe bedding	61	6.1	TON	\$12.00	\$73.20	0	61	100%	\$73.20	\$73.20
f	Imported trench backfill	92	9.2	TON	\$8.00	\$73.60	0	92	100%	\$73.60	\$73.60
<b>4</b>	<b>SEWER</b>										
a	6" Sewer Pipe main	146	14.6	LF	\$25.00	\$365.00	0	146	100%	\$365.00	\$365.00
b	48" Sewer Manholes	1	0.1	EA	\$2,500.00	\$250.00	0	1	100%	\$250.00	\$250.00
c	4 inch Sewer Service	3	0.3	EA	\$1,000.00	\$300.00	0	3	100%	\$300.00	\$300.00
d	Connect to existing	1	0.1	EA	\$1,000.00	\$100.00	0	1	100%	\$100.00	\$100.00
e	Imported pipe bedding	59	5.9	TON	\$12.00	\$70.80	0	59	100%	\$70.80	\$70.80
f	Imported trench backfill	118	11.8	TON	\$8.00	\$94.40	0	118	100%	\$94.40	\$94.40
<b>5</b>	<b>STORM DRAIN</b>										
a	15" RCP storm drain pipe	125	12.5	LF	\$30.00	\$375.00	0	125	100%	\$375.00	\$375.00
b	Curb inlet box	2	0.2	EA	\$2,000.00	\$400.00	0	2	100%	\$400.00	\$400.00
c	48" manhole	1	0.1	EA	\$2,500.00	\$250.00	0	1	100%	\$250.00	\$250.00
d	60" manhole	1	1	EA	\$3,000.00	\$3,000.00	0	1	100%	\$3,000.00	\$3,000.00
e	Temporary storm drain retention	2340	234	CY	\$3.50	\$819.00	0	2340	100%	\$819.00	\$819.00
f	Imported trench backfill	370	37	TON	\$8.00	\$296.00	0	370	100%	\$296.00	\$296.00
g	Imported pipe bedding	185	18.5	TON	\$12.00	\$222.00	0	185	100%	\$222.00	\$222.00
<b>6</b>	<b>MISC.</b>										
a	Street Signs	2	2	EA	\$240.00	\$480.00	0	2	100%	\$480.00	\$480.00
b	Landscaping (include ROW)	6466	6466	SF	\$1.00	\$6,466.00	0	6466	100%	\$6,466.00	\$6,466.00
c	6 ft cedar estate fence	298	298	LF	\$22.00	\$6,556.00	0	298	100%	\$6,556.00	\$6,556.00
<b>TOTAL CONSTRUCTION COST</b>						<b>\$66,455.38</b>					
10% Bond Coverage Original amount						\$12,901.78					
<b>TOTAL BOND AMOUNT:</b>						<b>\$79,357.16</b>	Released this Period			\$66,455.38	

Christopher T. Trusty P.E.  
Engineering Director

7/30/14  
Date

Mack Straw  
Eagle Mountain City Inspector

7/31/14  
Date



Engineering Division  
2545 Pony Express Parkway  
Eagle Mountain City, Utah 84005  
(801) 789-6671

Monday, July 14, 2014

Mayor Christopher Pengra  
Eagle Mountain City  
1650 East Stage Coach Run  
Eagle Mountain City, UT 84005

**SUBJECT: Valley View Ranch Plat A1 Exiting Warranty Release**

Dear Mayor Pengra:

The above referenced subdivision has completed the required one year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete, and release all bonds still held by the developer for this subdivision.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Christopher T. Trusty, P.E.  
Engineering Director  
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder  
Melanie Lahman, Deputy City Recorder





Engineering Division  
2545 Pony Express Parkway  
Eagle Mountain City, Utah 84005  
(801) 789-6671

Monday, July 14, 2014

Mayor Christopher Pengra  
Eagle Mountain City  
1650 East Stage Coach Run  
Eagle Mountain City, UT 84005

**SUBJECT: Valley View Ranch Plat A2 Exiting Warranty Release**

Dear Mayor Pengra:

The above referenced subdivision has completed the required one year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete, and release all bonds still held by the developer for this subdivision.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Christopher T. Trusty, P.E.  
Engineering Director  
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder  
Melanie Lahman, Deputy City Recorder



Engineering Division  
2545 Pony Express Parkway  
Eagle Mountain City, Utah 84005  
(801) 789-6671

Monday, July 14, 2014

Mayor Christopher Pengra  
Eagle Mountain City  
1650 East Stage Coach Run  
Eagle Mountain City, UT 84005

**SUBJECT: Valley View Ranch Plat A3 Exiting Warranty Release**

Dear Mayor Pengra:

The above referenced subdivision has completed the required one year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete, and release all bonds still held by the developer for this subdivision.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Christopher T. Trusty, P.E.  
Engineering Director  
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder  
Melanie Lahman, Deputy City Recorder